

Agency-Owned Affordable Housing

**Eugene Water & Electric
Board's Approach to Serving
Limited-income Customers**



Eugene Water & Electric Board

Eugene, Oregon

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www.eweb.org

**Low-Income Energy Efficiency (LIFE)
Symposium**

June 8, 2006 – Los Angeles, California

Presented by Kathy Grey

Eugene Water & Electric Board

Limited-Income Building Sectors

- **New Construction**
 - Agency-owned housing (including some institutions)
 - Private developers of affordable housing
- **Existing Housing**
 - Agency-owned housing
 - Rental property owners
 - Owner-occupied residences (includes manufactured homes)

Energy and Water Conservation Measures

- Building shell improvements (insulation, ENERGY STAR® windows, air-sealing)
- Heating system improvements (duct-sealing, HVAC maintenance/CheckMe!®, heat pumps, electronic thermostats)
- Appliance and lighting improvements (ENERGY STAR-rated products)
- Renewable technologies (solar domestic water heating, solar electric photovoltaic systems)

Agency-Owned Housing in Eugene, Oregon

What Does It Look Like?

High-Rise Apartments: The Aurora Building - St. Vincent DePaul – 54 Units

- \$25 utility bills
- Ground-source heat pumps—heat and cool



- Commercial spaces on first floor

Student Housing – University of Oregon

20 units -
student
housing at
18th Avenue
and Agate
Street



Multifamily and Duplexes



**Metro Affordable
Housing Corporation –
34 units.**

**Metro Affordable
Housing Corporation –
40 multi-family units &
community center.**



Multifamily with Community Center - Served by Photovoltaics

**Housing Authority & Community
Services Agency - 74 Units
Sheldon Village**



Phase I



Phase II

Multifamily With Solar Water Heating – St. Vincent DePaul

Santa Clara Place 80 Units plus Community Building



Single-Family Homes – Neighborhood Economic Development Corporation

Field of Dreams by NEDCO – 44 Units

- R-49 attics
- R-26 walls
- R-30 floors
- Zonal heat
- Continuous ventilation



Agency Owned Housing: New Construction – Challenges

- **Know the Players**
 - Perform building permit searches
 - Identify agency-owned housing
 - Identify developers/builders
 - Develop key relationships – agency project managers, architects, and developers

Continued ...

Agency Owned Housing: New Construction – Challenges (Continued)

- Determine building design and funding cycle
 - Become a line item in the project budget
 - Market program/incentives
 - Provide technical assistance (staff and consultants)

Continued ...

Agency Owned Housing: New Construction – Challenges (Continued)

- Understand and utilize available resources
 - Tax Credits – Oregon has a pass-through tax credit, Federal Low-Income Housing Credits
 - System Development Charges
 - Loans
- Answer first cost versus life-cycle cost
 - Higher upfront projects costs have resulted in lower maintenance costs over project life
 - Will it save utility costs for tenants and agency?

What Makes a Successful Program: Agency Perspective

- **Leverage Resources**

- City of Eugene offers a waiver of the utility System Development Charge (SDC) for qualified affordable housing developments.
- Utility contributions are important local "match" that assists in competing for and leveraging other funding resources.
- State of Oregon Business Energy Tax Credit Pass-Through Option; the State also maintains a list of interested partners.

Continued ...

What Makes a Successful Program:

Agency Perspective (Continued)

- **Reduced Agency Costs**
 - **Building housing that is energy efficient does reduce utility costs for residents and saves the agency money.**
 - **Building housing to meet higher standards for energy-efficient construction and equipment reduces maintenance and operating costs (first cost versus life-cycle cost).**

Continued ...

What Makes a Successful Program:

Agency Perspective (Continued)

- **Technical Assistance**
 - **Utility Staff engineering consultation, coordination, and oversight.**
 - **When installing some relatively advanced energy conservation/generation systems that are typically out of agency area of expertise.**
 - **Ensure compliance with building codes.**

What Makes a Successful Program: Utility Perspective

- **Committed Partnerships**
 - State, county, and city governments
 - Agencies and organizations – public and private non-profits
 - Developers, architects, and builders
 - Sweat equity and volunteer groups (Grassroots, Habitat for Humanity)
 - Knowledgeable utility program staff

Continued ...

What Makes a Successful Program: Utility Perspective (Continued)

- Supportive Framework
 - Local building codes
 - State tax credits - State of Oregon pass-through tax credits -
<http://www.oregon.gov/ENERGY/CONS/BUS/BETC.html>
 - Utility integrated energy resource plan or strategy

Continued ...

What Makes a Successful Program: Utility Perspective (Continued)

- **It's the Right Thing to Do!**
 - **Environmentally**
 - **Socially - quality of life**
 - **Economically – provides jobs locally**
 - **Business - reduces costs – power purchases and bill collections**

Questions?



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